

# **REDEVELOPMENT COMMISSION OF GREENVILLE**

## **2009 – 2010 ANNUAL WORK PLAN**



**Construction of First Street Place Lofts (L) and Nathaniel Village (R)  
will be completed in the coming year bringing hundreds of new  
residents to Greenville's Center City.**



## **A. Introduction**

Since adoption of the *Center City – West Greenville Revitalization Plan* in March of 2006 the Redevelopment Commission of Greenville has engaged in an ambitious program of work. Much of the work during the last 36 months has been low visibility, with a primary focus on planning, design and property acquisition. The 2009 – 2010 Redevelopment Commission Work Plan will see a shift, with many of the projects moving from the drawing board to construction. Of the fifteen total items in the current work plan, all but two are carry-over items from the previous annual program of work. This work plan will guide City of Greenville staff and private contractors who will carry out a defined set of activities listed herein and timed to coincide with the City's fiscal year running from July 1, 2009 through June 30, 2010.

Activities related to the West Greenville 45-Block CDBG project, as listed in the current CDBG Annual Plan, are incorporated into this document by reference.

## **B. 2009 – 2010 Work Plan Items**

### 1. Center City Design Standards \*\*

As specified in the Revitalization Plan, City staff has been leading a group of design professionals and other interested citizens in a process to develop and recommend a set of guidelines to address the design quality of public and private development projects within a defined section of the center city. To date, the group has developed a draft version of the guidelines and has held multiple public meetings, including an open house, stakeholder workshops, and focus group meetings.

Now nearing completion, the new design standards will compliment existing architectural styles, while serving to address the form, scale and visual character of preservation, renovation and new construction projects. It is hoped that such design standards will help to make the center city area a safe, accessible and inviting place to live, work and recreate.

*Fiscal Note:* *Use of previously budgeted general funds for preparation and printing of guidelines document*

## 2. Adaptive Re-use Projects for Historic Structures \*\*

The Redevelopment Commission will solicit input and receive inquiries from interested parties including architectural and development firms intent on finding new uses for unoccupied and underutilized historic structures within the Center City – West Greenville Revitalization Project area. The Redevelopment Commission will review any proposals, and where appropriate, may take action to partner with an interested developer and/or facilitate the redevelopment of these structures.

*Fiscal Note: Potential use of West Greenville & Center City bond funds for activities including land acquisition, clearance, and infrastructure*

## 3. West Greenville Building Block Grants\*\*

To facilitate small business growth in appropriate locations within the West Greenville Redevelopment Project area, the Redevelopment Commission introduced the Building Blocks façade grant program during the 2006 - 2007 fiscal year. The Building Blocks program is intended to support and compliment other business and employment-creation programs that aim to maximize the potential for expansion or creation of business ventures in West Greenville. Under guidelines adopted by the Redevelopment Commission, the program directly grants funds of up to \$2,500 and provides a dollar for dollar match of up to an additional \$7,500 for eligible improvements projects.

*Fiscal Note: Use of West Greenville bond funds for capitalization of grant program*

## 4. Small Business Plan Competition\*\*

To facilitate the expansion of small business in appropriate locations within the Center City - West Greenville Redevelopment Project area, the Redevelopment Commission has developed and adopted a business plan competition program. The program has been developed in conjunction with the local office of the North Carolina Small Business Technology Development Center, EXCEED and the Pitt Community College Small Business Center and will utilize those training and assistance programs to help participants develop their plans. The program provides grants in the amount of between \$15,000 and \$30,000 to as many as eight competition winners per year.

*Fiscal Note: Use of West Greenville bond funds for capitalization of grant program*

## 5. Streetscape Pilot Projects\*\*

As part of its 2005 – 2006 Annual Work Plan, the Redevelopment Commission selected a consultant to develop a set of design guidelines for future streetscape improvement projects undertaken within the Revitalization Project area. The goal of the design process was to create a unique and distinctive vision for public spaces within the project area. Key factors considered in the process included, vehicular/pedestrian/bicycle access, public utility location and improvements, street and gateway character, and wayfinding.

Based on cost estimates and prioritization developed as part of the master planning process, the Redevelopment Commission and Greenville City Council have selected the Cotanche Street – Reade Circle and West Fifth Street Gateway as pilot projects. Construction of the Cotanche and Reade Project is scheduled for completion in the fall of 2009, while the West 5<sup>th</sup> Street Gateway project is scheduled for completion in the spring of 2010.

*Fiscal Note: Potential use of Center City, and West Greenville bond funds for construction*

## 6. Comprehensive Wayfinding Project \*\*

The design and installation of a comprehensive citywide wayfinding system will have an immediate positive impact on Greenville's urban core. Such a system was recommended as part of the Center City – West Greenville Streetscape Master Plan and has been given a high priority by both the Redevelopment Commission and the Greenville City Council. Once implemented, the wayfinding system will help visitors and residents to navigate throughout the city using all modes of transportation. Upon completion, the sign system will also help to "brand" Greenville's distinctive urban core and promote key civic, educational, commercial and transportation facilities. During the 2007 – 2008 fiscal year, both the Redevelopment Commission and the Greenville City Council signed off on the design for the system. Bidding and construction phases for part or all of the system will take place during the 2009 – 2010 fiscal year.

*Fiscal Note: Potential use of Center City and West Greenville bond funds for project construction*

## 7. Five Points Plaza Project

At the Request of the Uptown Greenville organization, the Redevelopment Commission has undertaken a planning process for improvements to the existing Evans Street parking lot at the corner of 5<sup>th</sup> and Evans Streets. This parking lot has become the home to the popular Freeboot Friday events as well as the bi-weekly Umbrella Market. Likely improvements to the parking lot include a new

surface that will better suit shared parking and event needs, hardening of the edges to create a more intimate gathering space, along with lighting, vegetation and public art. Design of the project will be complete by the end of 2009 with construction slated to be complete prior to the first Freeboot Friday event in September of 2010.

*Fiscal Note: Potential use of Center City bond funds for  
Project design and construction*

#### 8. Revitalization Area TIF District\*\*

Project development financing was recently authorized in North Carolina. Also known as Tax increment financing (TIF), it allows cities to establish special districts and to leverage public improvements within those districts that are expected to generate private-sector investment. N.C. law requires collaboration with county government, the N.C. Local Government Commission, and equity investors; therefore planning is vital to establishing an effective TIF District. The location and size, and quality of development within the district can determine whether the project will be successful.

During the 2006-07 Fiscal Year, City staff dedicated considerable time and effort to investigating the suitability of creating a TIF district to assist with the financing of public projects. As TIF financing remains new to the State of North Carolina, implementation of a district will depend on the strength of the private development projects that are proposed for the district. Several private sector development projects may be nearing the stage in their planning processes that would make the creation of a TIF district feasible.

During the 2009-10 fiscal year, the Redevelopment Commission and City staff in consultation with the Greenville City Council will begin a process that could potentially lead to the creation of a TIF district. By performing fiscal due diligence and market analysis on all proposals and alternatives, the Redevelopment Commission will ensure that any new TIF District is viable.

*Fiscal Note: Potential use of general funds for professional services and plan  
preparation*

#### 9. Residential & Mixed Use Project Development\*\*

The Center City – West Greenville Revitalization Plan calls for mixed use office, residential and retail development in the Uptown Central Business District. Toward this end, the Redevelopment Commission will explore redevelopment options for key business corridors. Redevelopment of important but underutilized

corridors has the potential to jumpstart downtown office, residential, and retail sectors while creating a vital node for cultural activity. By introducing mixed-use office/residential development around relatively underutilized public and semi-public open spaces such as the Town Common, larger scale mixed-use redevelopment has the potential to energize the overlapping pedestrian, business, and entertainment zones while “pulling” commercial activity down the length of key commercial corridors. Recently, the Redevelopment Commission received a market study that confirmed the latent demand within the Uptown Commercial District for mixed use development inclusive of residential, office and commercial uses.

*Fiscal Note: Potential use of Center City bond funds for activities including land acquisition, clearance, development financing and infrastructure*

#### 10. West Greenville Business Incubator\*\*

Development of a business incubator in West Greenville would support the creation and development of small, creative businesses in diverse industries by providing office space/amenities and technical assistance to fledgling companies and entrepreneurs. Amenities might include furnished office space; conference and training rooms; computer lab with high-speed Internet connection or wireless technology; office equipment; and reception services. Technical Assistance allows entrepreneurs to consult with business experts; to collaborate with other tenants on problem solving, lead generation, and new ideas; and to get referrals on training programs, workshops, and financing. Incubator participants also reach new clients through onsite networking resources.

In recent years, the Redevelopment Commission visited successful small business incubators in Durham, Raleigh, Chapel Hill, and Siler City, as part of its effort to complete a preliminary feasibility study of the project. During the past fiscal year, an 11 member steering committee developed a model for the incubator, and presented this information to the Redevelopment Commission. Over the next year, consultants and staff working on behalf of the Redevelopment Commission will complete a feasibility study which will determine the viability of an incubator in the West Greenville Redevelopment Area.

*Fiscal Note: Potential use of West Greenville or center City bond funds for activities including land acquisition, clearance, design and construction; use of general funds to commission consulting work associated with completion of the feasibility study.*

#### 11. Civic Art Initiative \*\*

One of the key recommendations of the 2006 Streetscape Master Plan was the creation of a civic art program. The Center City – West Greenville Revitalization

Plan likewise calls for “creating and expanding cultural resources” within the Revitalization Project Area. Across the nation, some 350 jurisdictions have established civic art programs, including cities in North Carolina such as Cary, Chapel Hill and Raleigh (Americans for the Arts, 2003). Upcoming construction projects associated with two streetscape pilot projects provide opportunities to incorporate civic art into the public realm. In West Greenville, design is underway for a civic art site that will honor the late Dr. Eppes as well as the alumni and faculty associated with the school that once stood near the intersection of Memorial Drive and West Fifth Street. In the Uptown Commercial District, a civic art venue has been designed at the intersection of Cotanche and Reade Streets that will host sculptural works by ECU students and faculty. ECU graduate students are slated to fabricate benches and trash receptacles that will be placed along Reade and Cotanche Streets. It is hoped that such pilot projects may serve as a catalyst for implementing broader, city-wide approaches to civic art.

*Fiscal Note: Potential use of West Greenville and Center City bond funds for design, construction and purchase of civic art pieces*

## 12. Revitalization Area Marketing Program \*\*

City Council called for more extensive marketing programs to promote Center City revitalization as part of recent annual goals statements. The Revitalization Area Marketing Program aims to provide media services, property investors, business interests, and the public with timely revitalization events and stories as well as relevant statistics and background information. The marketing program utilizes a variety of media - including but not limited to press releases & feature articles; brochures/handbooks; targeted marketing pieces – to promote positive Center City revitalization stories and accomplishments. During the 2009 – 2010 fiscal year, the Redevelopment Commission will continue to market the assets of Greenville’s center city via the means described above.

*Fiscal Note: Potential use of general and Center City bond funds for marketing activities*

## 13. Town Common Area Improvement Study\*\*

The Center City - West Greenville Revitalization Plan calls for “Improvement of the open space in the Town Common to leverage other adjacent residential and commercial projects”. In a similar manner as Central Park in New York City serves as a major attraction to commercial development around its boundaries, the Town Common can serve to attract development to Greenville’s center city, although at a much smaller scale than that of the Central Park example. Toward that end, the Redevelopment Commission along with the Recreation and Parks

Department has completed a public visioning process that has culminated in a list of public priorities for programming and improvements to the Town Common. These elements will be incorporated into a master plan that will guide improvements to the park and surrounding areas in the years ahead.

*Fiscal Note: Potential use of general and Center City bond funds for planning and design activities*

#### 14. Establishment of a Center City Science Center\*\*

The Eastern North Carolina Science Center (Go-Science) is a 501C3 nonprofit, focused on enhancing the level of science and math literacy for the people of Greenville and eastern North Carolina. Envisioned as a teaching, learning and research center, the science center will ultimately offer programs from kindergarten through twelfth grade as well as undergraduate and graduate-level programs for the independent adult learner. Proposed components to be phased in over a number of years include a planetarium, exhibit space capable of hosting a wide range of life and physical science displays, a Challenger Space Shuttle learning center, as well as a gift shop and café. The center would be open to the general public as a regional resource. The location of such a resource in Greenville's Center City would provide an important entertainment and cultural resource and would also serve to draw in numerous visitors to the Center City.

*Fiscal Note: Potential use of Center City bond funds for land acquisition, business assistance or infrastructure*

\*\*Denotes carryover item

#### 15. State Theatre Restoration Project

In December of 2008, the Redevelopment Commission completed the acquisition of the historic State Theatre. The theatre, originally known as White's Theatre and later as the Park, has been shuttered for more than a decade, and has fallen into disrepair over that time. Working through a partnership with the Magnolia Arts Center, the Redevelopment Commission will develop a plan that will lead to design for improvements to the theatre along with required fundraising to complete the renovation.

*Fiscal Note: Potential use of general and Center City bond funds for planning and design activities*



## C. Budget

<u>Center City Bond Funds</u>		<u>Carryover from 08' - 09' Budget</u>	<u>2009 - 2010 Budget</u>
Acquisition: 114-4666-452.50-00®	Per acquisition list in RDC Annual Work Plan	\$447,222.13	\$447,222.13
Demolition: 114-4666-452.55-00(R)	Demolition of structures acquired by RDC; right-of-way clearance for streetscapes	\$150,000.00	\$150,000.00
Infrastructure: 114-4666-452.63-00®	<b>Design and construction projects:</b>  Reade and Cotanche Project - \$1,000,000 Wayfinding Project - \$450,000 Five Points Plaza - \$350,000 Town Common - \$50,000	\$1,582,220.88	\$1,850,000.00
Development Financing: 114-4666-452.72-00®	Business start-up grants, business retention, expansion and attraction incentives	\$135,000.00	\$135,000.00
<b>Totals:</b>		<b>\$2,314,443.01</b>	<b>\$2,582,222.13</b>
<u>West Greenville Bond Funds</u>			
Acquisition: 113-4665-452.50-00®	Per acquisition list in RDC Annual Work Plan	\$0.00	\$0.00
Business Relocation: 113-4665-452.70-00®	Business relocation payments in accordance with adopted relocation plan	\$0.00	\$0.00
Demolition: 113-4665-452.55-00®	Demolition of structures acquired by RDC; right-of-way clearance	\$0.00	\$0.00
Infrastructure: 113-4665-452.63-00®	Design & construction of streetscape & civic art improvements (W. 5th St. Gateway)	\$1,181,740.95	\$1,225,000.00
Construction: 113-4665-452.03-00®	Predevelopment financing for "big house", assisted living & incubator projects	\$0.00	\$0.00
Development Financing: 113-4665-452.72-00®	Business plan competition & building blocks grant	\$200,289.34	\$200,289.34
<b>Totals:</b>		<b>\$1,382,030.29</b>	<b>\$1,425,289.34</b>

\*\*\* Carryover funds are associated with ongoing projects and programs

## D. Property Acquisition

In furtherance of the projects outlined above, and in conjunction with the ongoing West Greenville 45-Block CDBG Project, City of Greenville staff will utilize General Obligation Bond, CDBG and City of Greenville general funds to implement a property acquisition program that will focus on the acquisition of blighted properties as well as other properties where current uses do not conform to the intent of the Center City – West Greenville Revitalization Plan. It is expected that the Affordable Housing Loan Committee will continue to provide guidance throughout the acquisition process for purchases within the CDBG project area. The following real properties may be acquired during the current program year based on their compliance with the Center City – West Greenville Revitalization Plan, availability of funding, the willingness of property owners to sell their property, and staff capacity to implement the acquisition.

000109	BROWN, JAMES	609 CLARK ST	\$3,400	0.08
000124	VILLANUEVA, HATTIE FRANCES	207 COLUMBIA AV	\$43,242	0.19
000280	JAMES, ROBERT L JR	208 COLUMBIA AV	\$26,312	0.47
000327	HARDY, BOBBY HOWARD II	1210 CHESTNUT ST	\$28,660	0.18
000383	BEST, ARTHUR D	1013 CHESTNUT ST	\$7,280	0.26
000540	HUGHES, JIMMY A	1113 MYRTLE ST	\$8,505	0.27
000620	RHEM, RITA NOBLES	0 W FIFTH ST	\$4,230	0.09
000621	RHEM, RITA NOBLES	1205 W FIFTH ST	\$22,110	0.09
000668	HAFIZ ENTERPRISES INC	1310 W FIFTH ST	\$6,580	0.14
000677	HAFIZ ENTERPRISES INC	1306 W FIFTH ST	\$13,160	0.28
000700	HIGGS, FELICIA	917 W FIFTH ST	\$85,292	0.23
000809	BAINES, CLAUDIUS E	1006 BANCROFT AV	\$63,936	0.37
001015	HOUSE OF PRAYER OF HEART TO GIVE	306 PENNSYLVANIA AV	\$23,353	0.08
001063	BARNHILL, LONNIE HEIRS	1009 W FIFTH ST	\$32,867	0.21
001134	HAFIZ ENTERPRISES INC	1300 W FIFTH ST	\$15,429	0.12
001319	NOLAND PROPERTIES INC	1004 CHESTNUT ST	\$7,350	0.21
001395	BATTLE, IRADELL BELL	1104 W FIFTH ST	\$33,139	0.17
001396	HEALING THE HURT DELIVERANCE	604 ALBEMARLE AV	\$25,365	0.15
001398	LONG, CHARLIE MACK	602 ALBEMARLE AV	\$21,881	0.14
001400	FREEMAN, IRVIN THOMAS HEIRS	618 ALBEMARLE AV	\$7,500	0.15
001517	TAYLOR, T DONALD	1013 DICKINSON AV	\$193,984	1.03
001518	TAYLOR, T. DONALD	1015 DICKINSON AVENUE EX	\$10,179	0.24
001634	HANNAN, JAMES E	1008 DICKINSON AVENUE EX	\$83,031	0.46
001635	PUGHS TIRE & SERVICE CENTER INC	0 CHESTNUT ST	\$4,815	0.11
001705	TAYLOR, WILLIAM RONALD	107 B CROSS ST	\$7,700	0.11
001706	COUNTRY FARMS LLC	1025 DICKINSON AVENUE EX	\$41,569	0.30
001760	PURVIS, DELORIS COREY	606 CLARK ST	\$23,288	0.14
001987	CAROLINA TEL. AND TEL.	404 BONNERS LN	\$18,295	0.14
002144	CERTAIN HOPE MINISTRIES	1017 CHESTNUT ST	\$33,255	0.13
002145	GOODSON, CORD	106 COLUMBIA AV	\$17,510	0.14
002146	HATCH, JOSEPH EUGENE	1101 CHESTNUT ST	\$24,129	0.11
002280	TYSON, DOUGLAS	1107 W FIFTH ST	\$23,620	0.10
002759	BROWN, KENNETH WALKER JR	905 DICKINSON AVENUE EX	\$135,253	0.34
002811	BROWN, JAMES A	0 CLARK ST	\$3,251	0.09

002946	NOLAND PROPERTIES INC	201 GRANDE AV	\$167,251	1.27
003007	PETERSON, ALFRED	1210 W FIFTH ST	\$28,421	0.14
003292	SUTTON, JONATHAN	0 PENNSYLVANIA AV	\$57,898	0.19
003293	SUTTON, JONATHAN	1308 W FOURTEENTH AV	\$68,657	0.17
003294	SUTTON, JONATHAN	0 VANCE ST	\$14,720	0.16
003613	UNX CHEMICAL INC	0 FICKLEN ST	\$421,320	0.97
003614	UNX CHEMICAL INC	0 W EIGHTH ST	\$117,505	0.23
003615	UNX CHEMICAL INC	0 FICKLEN ST	\$32,000	0.32
003719	ELCKO INC	811 DICKINSON AVENUE EX	\$85,307	0.16
003720	SUMMRELL, JULIUS	205 PENNSYLVANIA AV	\$27,283	0.31
003721	SETH HATTERAS LLC	1114 CHESTNUT ST	\$30,164	0.18
003730	LONG, CHARLES M	107 COLUMBIA AV	\$29,293	0.07
003731	LONG, CHARLES M	109 COLUMBIA AV	\$29,643	0.08
003995	SALLEY, GLORIA L. BROWN	1208 W FIFTH ST	\$16,481	0.07
004278	GRATZ NORCOTT JR LIVING TRUST	1206 DICKINSON AV	\$162,731	0.55
004318	ROUNDTREE, BENNIE ROBERT	620 CLARK ST	\$23,780	0.10
004324	ROUNDTREE, BENNIE ROBERT	607 ALBEMARLE AV	\$59,432	0.57
004404	BROWN, WILLIE JR	921 DICKINSON AV	\$50,629	0.06
004434	WOOTEN, ADRIAN	915 DICKINSON AVENUE EX	\$42,454	0.06
004474	TZURIDIS, GEORGE	630 S PITT ST	\$172,200	0.50
004475	TZURIDIS, GEORGE	0 S PITT ST	\$24,945	0.49
004540	COREY, HERBERT S	0 CHESTNUT ST	\$33,492	0.20
004541	COREY, HERBERT S	0 GRANDE AV	\$23,683	0.10
004542	PUGHS TIRE & SERVICE CENTER INC	0 CHESTNUT ST	\$68,998	0.17
004543	COREY, HERBERT S	0 DICKINSON AVENUE EX	\$43,403	0.37
004544	COREY, HERBERT S	0 GRANDE AV	\$4,105	0.07
004545	COREY, HERBERT S	0 DICKINSON AVENUE EX	\$2,880	0.07
004562	HOLLOMAN, OSCAR L	209 W NINTH ST	\$35,227	0.22
004575	MONNEY, EKOW	628 S PITT ST	\$58,092	0.27
004583	MONNEY, EKOW	625 CLARK ST	\$26,461	0.12
004591	UPTOWN PROPERTIES LLC	120 FICKLEN ST	\$95,815	0.23
004592	ROVER INVESTMENTS LLC	310 W NINTH ST	\$86,939	0.42
004966	COX, LIAM P	420 LINE AV	\$74,467	0.33
005099	TARHEEL HOLDING LLC	715 CLARK ST	\$26,720	0.30
005104	TARHEEL HOLDINGS LLC	808 DICKINSON AV	\$122,010	0.17
005105	TARHEEL HOLDINGS LLC	814 DICKINSON AVENUE EX	\$95,973	0.13
005237	GARRIS, BARBARA ANNE CREECH	710 DICKINSON AV	\$22,532	0.04
005426	V A D INC	1000 W FIFTH ST	\$69,239	0.26
005448	DANIELS, ELLA J HEIRS	1101 W FIFTH ST	\$36,326	0.10
005473	JONES, DANIEL A	1209 . MYRTLE ST	\$12,180	0.29
006016	WILLIAMS, WALTER L	309 W NINTH ST	\$152,960	0.48
006312	FREEMAN, IRVIN HEIRS	622 ALBEMARLE AV	\$5,000	0.10
006331	FREEMAN, IRVIN HEIRS	1105 CHESTNUT ST	\$26,838	0.28
006332	GROOME, MARY ANN DUNCAN	1106 DICKINSON AV	\$18,948	0.29
006333	DUNCAN, LOUISE FINK	720 ATLANTIC AV	\$17,006	0.18
006334	MCLAWHORN, MELVIN M	0 SPRUCE ST	\$3,680	0.16
006350	DUNCAN, LOUISE FINK	918 DICKINSON AVENUE EX	\$117,278	0.36
006420	NATION OF ISLAM MOHAMMED MOSQUE #79	907 W FIFTH ST	\$70,998	0.15
006553	GLISSON, NELLIE S	0 ALBEMARLE AV	\$19,000	0.40
006588	BEST, ANNIE H	601 ALBEMARLE AV	\$19,163	0.23
006646	VICTORY DELIVERANCE CENTER	913 DICKINSON AVENUE EX	\$53,303	0.09
006651	S D HARRIS PROPERTIES LLC	911 DICKINSON AV	\$85,221	0.17
006652	S D HARRIS PROPERTIES LLC	504 W TENTH ST	\$19,590	0.15
006716	UPTOWN PROPERTIES LLC	213 W NINTH ST	\$377,478	0.48
006717	UPTOWN PROPERTIES LLC	211 W NINTH ST	\$96,557	0.21

007070	PASCASIO, HARRELL C	106 FICKLEN ST	\$119,338	0.36
007520	ZETA TAU ALPHA FRATERNITY-	508 W FIFTH ST	\$190,052	1.12
007585	WHITLOW & SON	104 COLUMBIA AV	\$4,655	0.07
007586	WHITLOW & SON	1012 DICKINSON AVENUE EX	\$94,739	0.30
007642	MAYO, ESTHER LYNETTE HAMMOND	1026 W FIFTH ST	\$76,419	0.35
007690	BUCK, DENNIS J	1001 DICKINSON AV	\$79,899	0.24
007936	BOWEN, BOBBY R	0 SPRUCE ST	\$6,300	0.18
007939	BOWEN, BOBBY R	1310 W FOURTEENTH AV	\$51,965	0.18
007998	FRANKLIN BAKING COMPANY	1107 MYRTLE ST	\$65,116	0.49
008276	HOLLOMAN, OSCAR	627 CLARK ST	\$21,112	0.07
008287	GARRETT, DENISON D JR	1204 W FIFTH ST	\$43,275	0.12
008288	GARRETT, DENISON D JR	606 ALBEMARLE AV	\$21,852	0.15
008297	GARRETT, LUDLOW JR	423 CADILLAC ST	\$45,009	0.10
008340	BENNETT, PAUL E	718 DICKINSON AVENUE EX	\$91,110	0.07
008786	DEWY LLC	1102 DICKINSON AVENUE EX	\$38,531	0.20
008789	MCLAWHORN, MELVIN M	0 SPRUCE ST	\$3,910	0.17
008792	EVANS, RENALYSIS	1109 CHESTNUT ST	\$29,987	0.27
008795	GOODSON, JOSEPH HIGGS	1013 MYRTLE ST	\$1,750	0.07
008807	ALI, SAMIR M	514 N WATAUGA AV	\$63,787	0.36
008815	NICHOLLS, PAULA FOSTER	908 S WASHINGTON ST	\$40,563	0.14
008871	WILKES, MARION GORHAM	1108 W FIFTH ST	\$20,071	0.17
008989	COOPER, ANGELA W	1125 W FIFTH ST	\$3,290	0.07
009117	PHILLIPS, KEVIN	618 S PITT ST	\$32,404	0.16
009136	PETERSON, ESSIE F TRUSTEE	205 COLUMBIA AV	\$14,286	0.11
009290	4TH STREET LLC	411 W FOURTH ST	\$82,341	0.17
009297	HOLLOMAN, OSCAR L	1415 W FOURTEENTH ST	\$6,773	0.43
009302	SANTUCCI, ROBERT	407 W FOURTH ST	\$81,261	0.17
009463	EL SHADDAI LLC	1110 CHESTNUT ST	\$31,457	0.29
009517	BRADLEY, CRUDIE O	0 SPRUCE ST	\$1,273	0.10
009518	BRADLEY, CRUDIE O	1102 JONES ST	\$10,612	0.23
009551	ROUNTREE, BENNIE	1025 W FIFTH ST	\$36,905	0.15
009591	LEVONE'S DAY CARE INC	616 S PITT ST	\$111,911	0.28
009657	LUDLOW MANAGEMENT LLC	101 COLUMBIA AV	\$19,166	0.20
009948	GLISSON, NELLIE S	208 GRANDE AV	\$19,794	0.05
010788	GATLIN, WILTON LEE	1006 DICKINSON AV	\$26,587	0.09
010825	LEARY, ELMER L JR	1006 MYRTLE ST	\$1,692	0.07
010826	LEARY, ELMER L JR	0 MYRTLE ST	\$1,692	0.07
010827	STREETER, JULIUS EDWARD	800 PAMLICO AV	\$58,893	0.11
010852	BOWEN, BOBBY R	0 PENNSYLVANIA AV	\$8,050	0.23
010858	HARTSFIELD, BISHOP ARIZONA H	1112 DICKINSON AV	\$86,512	0.83
010860	THOMPSON, ALISON NICOLE	701 DICKINSON AV	\$109,070	0.15
010861	SUMMRELL, JULIUS STEWART	1200 DICKINSON AVENUE EX	\$69,258	0.46
010863	SUTTON, JONATHAN	0 PENNSYLVANIA AV	\$6,500	0.13
010876	JOYNER, MICHAEL V	1103 MYRTLE ST	\$39,414	0.24
011253	WILLIAMS, WALTER L	0 W NINTH ST	\$31,500	0.35
011317	HOPKINS, NELSON HEIRS	0 S PITT ST	\$4,845	0.06
011435	HUDSON, JAMES ROY JR	1105 MYRTLE ST	\$26,570	0.20
011458	UPTON, HILDA HUDSON	600 S PITT ST	\$19,780	0.06
011483	SUMMRELL, JULIUS	1108 CHESTNUT ST	\$17,824	0.24
011656	SANTUCCI, NICHOLAS W	413 W FOURTH ST	\$69,067	0.22
011698	WILSON, EARL C	710 ATLANTIC AV	\$48,125	2.75
011750	DAVIS, FLONIE C	1112 MYRTLE ST	\$25,707	0.13
011901	PLATER, CHARLES SEVELLE	0 ATLANTIC AV	\$4,750	0.10

012195	STREETER, JULIUS EDWARD	1318 W FIFTH ST	\$31,506	0.14
012631	JOYNER, JANE LONG	801 DICKINSON AV	\$55,058	0.10
012632	JOYNER, JANE LONG	703 DICKINSON AVENUE EX	\$96,095	0.44
012838	WHITLOW & SONS	1009 DICKINSON AVENUE EX	\$110,520	0.74
012851	GIANINO, PETER T	622 S PITT ST	\$75,248	0.28
013070	BROWN, JAMES A	1108 DICKINSON AV	\$38,162	0.26
013071	COOKE, RONNIE JR	1103 CHESTNUT ST	\$21,562	0.20
013074	LEARY, ELMER L JR	0 MYRTLE ST	\$1,782	0.07
013075	LEARY, ELMER L JR	1008 MYRTLE ST	\$13,263	0.16
013077	SWAIN, PERRY LEE	0 MYRTLE ST	\$3,465	0.10
013140	WILLIAMS, DERRICK	816 DICKINSON AVENUE EX	\$159,909	0.36
013314	PLATER, CHARLES SEVELLE	431 BONNERS LN	\$3,250	0.05
013395	BLACKBURN, EVA J	302 SPRUCE ST	\$113,290	0.75
013420	FAITH WORSHIP CHRISTIAN CENTER TRUSTEES	629 ALBEMARLE AV	\$114,497	0.15
013546	DARDEN PROPERTIES LLC	604 CLARK ST	\$52,541	0.13
013568	LEE, MILDRED MAYO LIFE ESTATE	1206 W FIFTH ST	\$4,700	0.10
013741	HUGGINS, JERRY WAYNE	306 W TENTH ST	\$83,431	0.48
013742	HUGGINS, JERRY WAYNE	0 W TENTH ST	\$35,350	0.20
013847	SAAD, GEORGE JR	1011 CHESTNUT ST	\$20,285	0.15
013908	THOMPSON, DONALD A	1211 MYRTLE ST	\$30,085	0.19
013961	ROUNTREE, BENNIE ROBERT	1102 CHESTNUT ST	\$12,250	0.35
013962	ROUNTREE, BENNIE ROBERT	1106 CHESTNUT ST	\$28,119	0.19
013964	TARHEEL HOLDINGS LLC	802 DICKINSON AV	\$28,381	0.02
014149	AYERS, TERESA MANNING	610 S PITT ST	\$4,463	0.06
014506	WELMONT	0 ALBEMARLE AV	\$6,500	0.13
014508	WELMONT	715 ALBEMARLE AV	\$121,247	0.17
014522	WELMONT	803 ALBEMARLE AV	\$6,000	0.12
014525	WELMONT	805 ALBEMARLE AV	\$6,000	0.12
015539	MOORE, WILLIAM PHILIP JR	500 W TENTH ST	\$159,625	0.94
015712	CITY CENTER LLC	0 DICKINSON AVENUE EX	\$49,090	0.53
015719	GIBBS, DAVID F	418 W FIFTH ST	\$206,649	0.65
015728	COUNCIL, WALTER B TRUSTEE	414 W FIFTH ST	\$12,900	0.40
015729	HANSLEY, BRIAN	426 W FIFTH ST	\$134,197	0.39
015739	SAAD, GEORGE S	903 DICKINSON AVENUE EX	\$41,618	0.08
015782	SUTTON, JONATHAN	1200 MYRTLE ST	\$3,150	0.09
015830	COSTANZO, CHRISTOPHER	428 BONNERS LN	\$4,200	0.13
015840	MOYE, ROBERT S HEIRS	1103 DICKINSON AV	\$61,390	0.42
015841	MOYE, ROBERT S. (HEIRS)	1100 BROAD ST	\$31,210	0.60
015842	MOYE, ROBERT S HEIRS	0 DICKINSON AVENUE EX	\$18,513	0.25
015921	FOREST GLEN HOLDINGS INC	616 ALBEMARLE AV	\$19,741	0.15
015957	MOORE, WILLIE LEE	1402 W FOURTEENTH AV	\$49,326	0.12
015958	MOORE, WILLIE LEE	0 SPRUCE ST	\$5,040	0.06
015968	BAGWELL REALTY PITT LLC	700 CLARK ST	\$41,765	0.20
016122	HOPE OF GLORY LLC	402 W TENTH ST	\$394,087	1.05
016468	HANSLEY, BRIAN CURTIS	0 W FOURTH ST	\$8,100	0.27
016530	WILLIAMS, DORSEY SHELTON III	427 W FOURTH ST	\$95,789	0.28
016533	RAJU, VEGESENA PRUDHVI	0 W FIFTH ST	\$3,300	0.11
016548	WILSON, EARL C	0 DICKINSON AVENUE EX	\$15,840	0.08
016971	RAJU, VEGESENA PRUDHVI	404 S PITT ST	\$31,145	0.22
017031	WELLS CHAPEL CHURCH TRUSTEES	0 W FIFTH ST	\$4,700	0.10
017033	THOMAS, JAMES	1311 W FIFTH ST	\$94,342	0.17
017034	THOMAS, JAMES	0 W FIFTH ST	\$8,740	0.13
017052	ALAKWA, ALI	902 W FIFTH ST	\$43,782	0.22
017466	RAYN ENTERPRISES LLC	714 DICKINSON AVENUE EX	\$67,547	0.11

017518	PAIGE, JAMES CLIFTON JR	0 DICKINSON AVENUE EX	\$14,638	0.02
017520	PAIGE, JOHN HEIRS	0 MCKINLEY AV	\$4,136	0.11
017975	BROWN, JAMES A	1127 W FIFTH ST	\$18,937	0.13
018003	SANTUCCI, NICHOLAS	409 W FOURTH ST	\$63,309	0.16
018343	POLLARD AND SON PLUMB & AC INC	400 W TENTH ST	\$179,429	0.58
018436	LEARY, PATTIE L	807 W FIFTH ST	\$35,097	0.16
018969	RIDDLE, ROBERT GREGORY	450 SPRUCE ST	\$13,973	0.20
018970	RIDDLE, ROBERT GREGORY	1404 W FOURTEENTH AV	\$39,075	0.11
019388	HOLLOMAN, OSCAR L	0 PENNSYLVANIA AV	\$3,613	0.17
019448	CARRAWAY, JAMES ANTHONY	821 A DICKINSON AVENUE EX	\$70,413	0.21
019449	HOPE OF GLORY LLC	0 DICKINSON AVENUE EX	\$50,265	0.57
019517	SAAD, JOSEPHINE	1006 CHESTNUT ST	\$23,421	0.27
019528	NORTON, D RAND TRUSTEE	417 W FOURTH ST	\$60,369	0.18
019608	EVANS, DAVID ARNOLD JR	1206 CHESTNUT ST	\$5,250	0.21
019845	SHERROD, BEN JR. HEIRS	613 CLARK ST	\$4,675	0.11
019862	HAFIZ ENTERPRISES INC	1305 W FIFTH ST	\$7,050	0.15
019879	LEARY, ELMER L	411 BONNERS LN	\$3,400	0.08
019992	MCLAWHORN, MELVIN C	307 SPRUCE ST	\$48,964	0.44
019995	HOLLOMAN, OSCAR L	308 SPRUCE ST	\$40,465	0.35
019996	ANDERSON, JAMES ARTHUR JR	1104 MYRTLE ST	\$34,672	0.22
020000	SWAIN, PERRY LEE	1016 MYRTLE ST	\$44,867	0.18
020038	PUGH, SAMUEL STACEY	729 DICKINSON AV	\$123,509	0.67
020202	WILLIAMS, WALTER L	204 W TENTH ST	\$128,768	0.47
020204	CARLIN, KERRY DREW	400 S PITT ST	\$69,206	0.16
020317	COUNCIL, WALTER B TRUSTEE	409 W FIFTH ST	\$50,205	0.20
020318	COUNCIL, WALTER B TRUSTEE	408 BONNERS LN	\$5,360	0.15
020348	BROWN, JAMES	607 CLARK ST	\$8,075	0.19
020548	HUDSON, JAMES ROY JR	209 PENNSYLVANIA AV	\$80,142	0.37
020549	HUDSON, JAMES R	1110 MYRTLE ST	\$24,468	0.24
020550	HUDSON, JAMES R	1203 MYRTLE ST	\$34,368	0.18
020552	KELLER, NORMAN B	802 CLARK ST	\$28,615	0.20
020703	CARLIN, KERRY DREW	405 W FOURTH ST	\$2,400	0.08
020727	WELMONT	0 ALBEMARLE AV	\$297,016	0.72
020728	WELMONT	0 ALBEMARLE AV	\$14,000	0.28
021141	WILLIAMSON, JAMES M	621 CLARK ST	\$20,636	0.21
021343	THOMAS, JAMES	1309 W FIFTH ST	\$9,560	0.13
021347	HUDSON, JAMES R	1108 MYRTLE ST	\$24,436	0.20
021492	STREETER, JULIUS EDWARD	1404 W FIFTH ST	\$68,372	0.35
021548	COREY, HERBERT S	0 GRANDE AV	\$38,658	0.09
021549	COUNCIL, WALTER B TRUSTEE	410 W FIFTH ST	\$118,553	0.24
021572	UNX CHEMICAL INC	200 W NINTH ST	\$671,242	1.68
021822	LUDLOW MANAGEMENT LLC	0 BROAD ST	\$11,900	0.17
021823	LUDLOW MANAGEMENT LLC	0 DICKINSON AVENUE EX	\$32,097	0.49
021896	NOBLES, STEVEN M	1209 W FIFTH ST	\$35,210	0.10
021971	TAFT, JOSEPH MARVIN JR	624 CLARK ST	\$2,550	0.06
021972	TAFT, JOSEPH MARVIN JR	0 CLARK ST	\$3,400	0.08
022175	WILSON, EARL C	0 CLARK ST	\$18,680	0.48
022418	PLATER, CHARLES SEVELLE	650 ATLANTIC AV	\$61,338	0.47
022552	PEREZ, MARIO E	806 CLARK ST	\$115,810	0.31
022624	ROVER INVESTMENTS LLC	0 FICKLEN ST	\$5,600	0.08
022790	RAYN ENTERPRISES LLC	0 S PITT ST	\$11,326	0.16
022969	WELMONT LLC	104 GRANDE AV	\$342,781	0.57
023190	SANTUCCI, NICHOLAS W	415 W FOURTH ST	\$88,143	0.21
023340	MERRITT RENTALS LLC	822 DICKINSON AV	\$34,226	0.06

023345	HUDSON, JAMES ROY JR	1011 A&B MYRTLE ST	\$57,203	0.24
023347	NELSON, DAX R	1008 CHESTNUT ST	\$45,258	0.27
023425	JESUS IS ALIVE	202 PENNSYLVANIA AV	\$12,301	0.09
023540	BENNETT, PAUL	720 DICKINSON AV	\$31,600	0.13
023586	NICHOLLS, PAULA FOSTER	906 S WASHINGTON ST	\$20,433	0.03
023594	DUNCAN, LOUISE FINK	0 DICKINSON AVENUE EX	\$62,267	0.05
023595	SANDERSON, DEREK A	530 DICKINSON AV	\$165,243	0.33
023598	SUMMRELL, JULIUS STEWART	1204 CHESTNUT ST	\$18,035	0.21
023619	WILLIAMS, WALTER L	210 W TENTH ST	\$178,921	0.45
023620	WILLIAMS, WALTER L	210 - W TENTH ST	\$66,533	0.26
023669	JARRELL, GREGORY W	0 DICKINSON AVENUE EX	\$38,099	0.24
023670	BROWN, JAMES A	613 ALBEMARLE AV	\$17,500	0.35
023671	JARRELL, GREGORY W	815 DICKINSON AVENUE EX	\$149,269	0.11
023859	SUMMRELL, JULIUS STEWART	1202 CHESTNUT ST	\$23,280	0.22
023975	SUMMRELL, JULIUS STEWART	1205 CHESTNUT ST	\$206,245	0.82
024047	SANTUCCI, NICHOLAS	419 W FOURTH ST	\$68,721	0.17
024048	ROUSE, JAMES JR	421 W FOURTH ST	\$68,963	0.18
024195	HOLLOMAN, OSCAR L	310 PENNSYLVANIA AV	\$56,491	0.29
024474	WARD, VYDIE	1208 CHESTNUT ST	\$25,968	0.20
024960	HANSLEY, BRIAN CURTIS	422 W FIFTH ST	\$73,978	0.39
024979	INDY II LLC	1208 MYRTLE ST	\$12,570	0.14
024980	INDY II LLC	1210 MYRTLE ST	\$6,300	0.18
024981	INDY II LLC	1206 MYRTLE ST	\$14,795	0.21
024982	INDY II LLC	1204 MYRTLE ST	\$13,530	0.13
024983	INDY II LLC	1202 MYRTLE ST	\$5,661	0.09
025063	WILLIAMS, J T	1408 W FOURTEENTH AV	\$74,641	0.27
025140	WILLIAMS, EDWARD SUTHERLIN JR	1104 JONES ST	\$17,175	0.10
025141	WILLIAMS, EDWARD SUTHERLIN JR	1106 JONES ST	\$17,430	0.11
025142	OBRIEN, JOHN BIBBY	408 W FIFTH ST	\$209,090	0.40
025394	WILSON, MARTHA ELIZABETH HEIRS	430 W FIFTH ST	\$25,800	0.86
026913	RAJU, VEGESENA PRUDHVI	400 W FIFTH ST	\$356,843	0.31
026929	CITY CENTER LLC	202 W EIGHTH ST	\$36,250	0.27
026951	MOUNT CALVERY MASONIC LODGE	0 ALBEMARLE AV	\$7,500	0.15
026981	EIGHTH STREET INVESTMENTS LLC	226 W EIGHTH ST	\$928,426	0.69
026987	WELLS CHAPEL CHURCH OF GOD	1400 W FIFTH ST	\$450,614	0.24
026990	JESUS OTHER & YOU INC	700 ALBEMARLE AV	\$311,218	0.34
027050	MIRACLE DELIVERANCE CHURCH	430 BONNERS LN	\$2,867	0.04
028197	KNIGHTS OF PYTHIAN	0 ALBEMARLE AV	\$6,500	0.13
028838	CAROLINA TEL AND TEL	0 W FIFTH ST	\$8,540	0.24
028839	CAROLINA TEL AND TEL	0 BONNER LN	\$4,250	0.06
028843	CAROLINA TELEPHONE AND TELEGRAPH CO	401 W FIFTH ST	\$2,477,731	0.63
028847	CAROLINA TEL. AND TEL.	0 S PITT ST	\$31,363	0.23
028848	CAROLINA TEL. AND TEL.	402 BONNER LN	\$11,761	0.08
028899	V. P. RAJU DR.	408 S PITT ST	\$37,136	0.31
029046	MASONIC LODGE	0 W FIFTH ST	\$117,600	0.09
029047	MASONIC LODGE	0 W FIFTH ST	\$4,230	0.09
029065	SAAD, JOSEPHINE	1005 MYRTLE ST	\$17,392	0.19
029123	NORFOLK SOUTHERN RR CO	0 BONNER LN	\$1,200	0.04
029124	NORFOLK SOUTHERN R. R. CO.	0 W NINTH ST	\$22,000	0.22
030710	CHAPMAN, CLAUDE HEIRS	0 W FIFTH ST	\$1,880	0.04
030774	JOYNER, JANE LONG	805 DICKINSON AVENUE EX	\$35,734	0.05
031463	CAROLINA TEL AND TEL	406 BONNERS LN	\$11,870	0.08
033738	MOORE, WILLIAM PHILIP JR	510 W TENTH ST	\$154,553	0.37
033806	JONES, DANIEL A	1209 MYRTLE ST	\$57,393	0.14
034561	WILSON, EARL C	711 ATLANTIC AV	\$186,270	3.74

036920	CARRAWAY, JAMES ANTHONY	821 C DICKINSON AVENUE EX	\$57,097	0.33
038319	WELMONT	0 ALBEMARLE AV	\$5,500	0.11
038658	WILLIAMS, WALTER L	0 W TENTH ST	\$35,210	0.36
038982	WELMONT	807 ALBEMARLE AV	\$7,000	0.14
051944	LAWRENCE, CHARLES A	919 DICKINSON AVENUE EX	\$32,922	0.06
054459	BREAKTHROUGH REVIVAL CENTER CHURCH INC	917 DICKINSON AVENUE EX	\$34,405	0.05
054915	NICHOLLS, KIMBERLY MORRIS	201 W NINTH ST	\$31,028	0.14
057138	HOLLOMAN, OSCAR L	0 GRANDE AV	\$28,178	0.08
060257	BOWEN, BOBBY R SR	0 W FOURTEENTH AV	\$29,471	0.18
062397	MASSEY, CAROLYN ANN	1209 CHESTNUT ST	\$19,494	0.09
067546	KING CONVEN ENTERPRISES INC	912 W FIFTH ST	\$100,485	0.55
<b>TOTALS</b>			<b>\$20,674,519</b>	<b>82.75</b>